

067.A

0002

0016.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

USE VALUE:

1,241,600 / 1,241,600

ASSESSED:

1,241,600 / 1,241,600


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
26		ROCKMONT RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: O'FARRELL PETER M	
Owner 2:	
Owner 3:	

Street 1: 151 SUMMER STREET
Street 2:

Twn/City: ARLINGTON		
St/Prov: MA	Cntry:	Own Occ: N
Postal: 02474	Type:	

PREVIOUS OWNER		
Owner 1:		
Owner 2:		
Street 1:		
Twn/City:		
St/Prov:	Cntry:	
Postal:		

NARRATIVE DESCRIPTION			
This parcel contains 16,233 Sq. Ft. of land mainly classified as Two Family with a Multi-Convex Building built about 1890, having primarily Clapboard Exterior and 3508 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 5 Bdrrms.			

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		16233		Sq. Ft.	Site		0	70.	0.56	12									634,890						634,900	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	16233.000	602,500	4,200	634,900	1,241,600		128597
							GIS Ref
							GIS Ref
							Insp Date
							03/18/09

Total Card	0.373	602,500	4,200	634,900	1,241,600	Entered Lot Size
Total Parcel	0.373	602,500	4,200	634,900	1,241,600	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	353.93	/Parcel: 353.9	Land Unit Type:

 PREVIOUS ASSESSMENT Parcel ID 067.A-0002-0016.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	602,400	4200	16,233.	634,900	1,241,500	1,241,500	Year End Roll	12/18/2019
2019	104	FV	457,200	4500	16,233.	589,500	1,051,200	1,051,200	Year End Roll	1/3/2019
2018	104	FV	457,200	4500	16,233.	589,500	1,051,200	1,051,200	Year End Roll	12/20/2017
2017	104	FV	427,100	4500	16,233.	517,000	948,600	948,600	Year End Roll	1/3/2017
2016	104	FV	427,100	4500	16,233.	471,600	903,200	903,200	Year End	1/4/2016
2015	104	FV	351,800	4600	16,233.	417,200	773,600	773,600	Year End Roll	12/11/2014
2014	104	FV	351,800	4600	16,233.	394,500	750,900	750,900	Year End Roll	12/16/2013
2013	104	FV	366,900	4600	16,233.	375,500	747,000	747,000		12/13/2012

SALES INFORMATION				TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes		
	15290-442		10/1/1983			No	No	G			

BUILDING PERMITS												ACTIVITY INFORMATION													
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name													
3/18/2009									3/18/2009	Meas/Inspect	372	PATRIOT													
11/15/1999									11/15/1999	Mailer Sent															
11/10/1999									11/10/1999	Measured	163	PATRIOT													
8/3/1993									8/3/1993		AJS														

 Sign: VERIFICATION OF VISIT NOT DATA / / /

